

£90,000

FOR SALE



25 Benbradagh Avenue, Limavady, BT49 0AP

- Semi Detached House
- 3 Bedrooms / Kitchen / Lounge
- uPVC Double Glazing
- Enclosed Rear Garden
- Within Walking Distance of Local Amenities
- Excellent First Time / Investment Purchase



PUBLIC NOTICE:

ADDRESS: 25 BENBRADAGH AVENUE, LIMAVADY,
BT49 0AP

We are acting in the sale of the above property and have received an offer of £102,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating – E44.

Description:

Daniel Henry Estate Agents are delighted to bring this semi detached house to the market. This home offers excellent family accommodation and is sure to attract interest from both first time buyers and investors alike. Viewing is by appointment only with the undersigned agent.

Location:

Leaving Limavady along Irish Green St past St Marys school, take a left into Benevenagh Drive and then immediate right into Benbradagh Avenue. Follow the road around around to the right and No.25 is situated in the corner on your right hand side.

Ground Floor Accommodation:

Hallway:

Cushion flooring.

Lounge:

With a fitted wooden fireplace with a cast iron inset and a tiled hearth. Points for wall lights. Cushion flooring.

Kitchen / Dining:

Fitted with a range of eye and low level units with matching worktop. Tiled around units. Stainless steel sink unit. Tiled flooring. Under stair storage.

First Floor Accommodation:

Bedroom 1:

Laminate flooring.

Bedroom 2:

Laminate flooring.

Bedroom 3:

Laminate flooring.

Bathroom:

With a fitted white bath with electric shower over bath (not tested). Pedestal wash hand basin. Low Flush W.C. Chrome heated towel rail. Tiled flooring. Tiled walls.

Exterior Features:

Small garden to the front of the property. Larger garden to the rear of the property with two small outhouses.

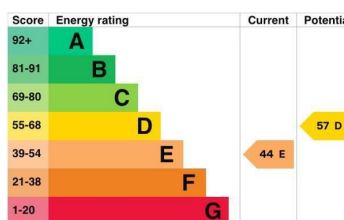
Agent: Daniel Henry (Limavady)

32 Market Street Limavady BT49 0AA

Tel. 028 7776 2558

limavady@danielhenry.co.uk

www.danielhenry.co.uk



Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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